

GEOFFREY A. CRANE and
ROBIN L. CRANE, GRANTORS

TO

WARRANTY DEED

RAY NELLIGAN and
TRISHA NELLIGAN, GRANTEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors Geoffrey A. Crane and Robin L. Crane hereby sell, convey, and warrant unto the Grantees Ray Nelligan and Trisha Nelligan, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

Lot 42, Phase 1, The Lakes of Cedar Grove, situated in Section 7, Township 3 South, Range 7 West, in DeSoto County, Mississippi, as shown on Plat of record in Plat Book 55, Pages 37-38, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which Plat reference is made for a more particular description.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect; restrictive covenants of the subdivision; and rights of way and easements for public roads, flowage, and utilities. The warranty in this deed is subject to any prior conveyance or reservation of minerals of every kind and character, including but not limited to current or prior owners. No such reservation is made by Grantor herein however with this conveyance. Taxes for 2006 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Grantees take title subject to an Encroachment

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Agreement recorded in Book 488, Page 34 in the Office of the Chancery Clerk of DeSoto County, Mississippi. Possession is to be given upon delivery of this Deed.

EXECUTED this the 17th day of August, 2006.

Geoffrey A. Crane
GEOFFREY A. CRANE

Robin L. Crane
ROBIN L. CRANE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named Geoffrey A. Crane and wife, Robin L. Crane, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 17th day of August, 2006.



Jane L. Burt
NOTARY PUBLIC

8382 Dunleith Cove
Olive Branch MS 38654
Home #: 893-6585 Bus #: 647-6585
662/ 901/

GRANTEE'S ADDRESS: 2323 McIngvale Rd #1304, Hernando, MS 38632
Home #: 662-444-0446 Bus #: 662-444-0446
Cell 717-385-9236
Cell 901-652-1304

Prepared by:
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